(1)

BILL GARRETT, Davidson County
Trans:T20090058127 DEEDWARR
Recvd: 08/25/09 11:19 3 pgs
Fees:18.00 Taxes:592.74
20090825-0079918

This Instrument Prepared by:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

After recording please return this instrument to:
Spicer Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Southeast Financial Credit Union 220 South Royal Oaks Blvd. Franklin, TN 37064	New Owner	128-14 152.00

Deed in Lieu of Foreclosure

WHEREAS, Southeast Financial Credit Union (the "Grantee") is the owner and holder of a certain Balloon Note dated October 27, 2006, from Hector Olivaras Maldonado, Unmarried and Jose Antonio Fernandez Ornales and wife, Erica Aguilar Acosta (the "Grantors") to the Grantee, in the original principal amount of One Hundred Sixty Thousand Two Hundred and No/100 Dollars ($160,200.00), which is secured by the Deed of Trust of record in Instrument No. 20061031-0134749, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said Balloon Note and the release of said Deed of Trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($ 10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 116, as shown on map entitled Harpeth Park, Section Three, of record in Plat Book 4175, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Hector Olivaras Maldonado, Unmarried and Jose Antonio Fernandez Ornales and wife, Erica Aguilar Acosta by deed from Weichert Relocation Resources, Inc., of record in Instrument No. 20061031-0134748, Register's Office for Davidson County, Tennessee.

This is improved property, known as 8044 Regency Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described Balloon Note and release of the herein described Deed of Trust.

WITNESS our hands this 11th day of August., 2009.

GRANTOR(S):

Hector Olivaras Maldonado

Hector Olivaras Maldonado

Jose Antonio Fernandez Ornales

Erica Aguilar Acosta

GRANTEE:

Southeast Financial Credit Union

By:

Its: AVP, Collections

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $160,200.00, which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me on this 12th day of August, 2009.

Janice H. Pratt

Notary Public

My Commission Expires: 7-8-13

JANICE H. PRATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Hector Olivaras Maldonado, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 11th day of August, 2009.

Notary Public

My Commission Expires: January 9/2012

MARTHA ZAMUDIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jose Antonio Fernandez Ornales and wife, Erica Aguilar Acosta, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 11th day of August, 2009.

Notary Public

My Commission Expires: January 9/2012

MARTHA ZAMUDIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Kiley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the AVP Collections of Southeast Financial Credit Union, the within named bargainor, and that he as such AVP Collections, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Southeast Financial Credit Union by the said Brian Kiley as such AVP Collections.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of August, 2009.

Notary Public

My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 18, 2012